



UNITED STATES BANKRUPTCY COURT

DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-2(c)

STEVEN MITNICK, ESQ., SM0556

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*Counsel to SM Financial Services Corporation*

Order Filed on October 3, 2019

by Clerk

U.S. Bankruptcy Court

District of New Jersey

In Re:

Case No.: 07-22479/MBK

LANCASTER MORTGAGE BANKERS, LLC d/b/a DIRECT  
LENDING GROUP

Hearing Date: September 26, 2019 at 10:00 a.m.

Debtor.

Judge: Honorable Michael B. Kaplan

**ORDER TO ALLOW JANE MITNICK, AS PRESIDENT OF SM FINANCIAL SERVICES CORPORATION, PURCHASER OF THE REMAINING ASSETS OF LANCASTER MORTGAGE BANKERS, LLC d/b/a DIRECT LENDING GROUP TO EXECUTE ASSIGNMENT OF MORTGAGE WITH REGARD TO 9 TOPLIFF STREET, BILLERICA, MASSACHUSETTS**

The relief set forth on the following pages, numbered two (2) through (2) is hereby **ORDERED**.

**DATED: October 3, 2019**

A handwritten signature in black ink, appearing to read "Michael B. Kaplan".

Honorable Michael B. Kaplan  
United States Bankruptcy Judge

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**LANCASTER MORTGAGE BANKERS, LLC d/b/a DIRECT LENDING GROUP**

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THIS MATTER having been opened by this Court by way of a Notice of Motion by and through SM Financial Services Corporation's counsel seeking an Order to Allow Jane Mitnick, as President of SM Financial Services Corporation, Purchaser of the Remaining Assets of Lancaster Mortgage Bankers, LLC d/b/a Direct Lending Group to Execute Certain Assignment of Mortgage with Regard to 9 Topliff Street, Billerica, Massachusetts, and the Court having considered same and for good cause:

IT IS ORDERED that:

Jane Mitnick, as President of SM Financial Services Corporation, Purchaser of the Remaining Assets of Lancaster Mortgage Bankers, LLC d/b/a Direct Lending can hereby execute Assignments of Mortgage, annexed hereto as Exhibit "A" on behalf of Lancaster Mortgage Bankers, LLC d/b/a Direct Lending Group a/k/a Lancaster Mortgage Bankers, LLC d/b/a Lancaster Mortgage with regard to the following mortgage:

- 1) Mortgage dated September 30, 2005  
Property Location: 9 Topliff Street, Billerica, Massachusetts  
Recorded: September 30, 2005 in Book 19342, Page 86 of the Middlesex County (Massachusetts) Registry of Deeds

***Exhibit “A”***

**ASSIGNMENT OF MORTGAGE**

FOR VALUE RECEIVED, Lancaster Mortgage Bankers, LLC, D/B/A Lancaster Mortgage, its successors and/or assigns, with a principal place of business of 20 Independence Boulevard, Warren, New Jersey, 07059, hereby assigns and transfers to:

**EMC Mortgage, LLC  
780 Kansas Lane, Suite A  
Monroe, LA 71203**

Its successors and assigns, all its right, title and interest in and to a certain mortgage from Paulo F. Torres and Gleidi Christina Ortega Torres, dated September 30, 2005 in the principal amount of \$82,000.00 and recorded on September 30, 2005, in the Middlesex North Registry of Deeds in Book 19342, Page 86.

WITNESS my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Lancaster Mortgage Bankers, LLC, D/B/A  
Lancaster Mortgage

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By:

Its:

STATE OF \_\_\_\_\_, county \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 2019, before me the undersigned notary public, personally appeared \_\_\_\_\_, proved to me through satisfactory evidence of identification, which was \_\_\_\_\_, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

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Notary Public:  
My Commission expires: